

**BOROUGH OF WOODBINE  
COUNTY OF CAPE MAY  
LAND USE BOARD  
SUMMARY MINUTES  
October 8, 2025**

## **REGULAR MONTHLY MEETING** was called to order by Chairperson Fisher at 6:05 P.M.

**MEMBERS PRESENT:** Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatoni, Mr. Louis Ciabatoni, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

Also, in attendance were Solicitor Jon Batastini, Board Professional, Lewis H. Conley Jr., and Board Secretary Monserrate Gallardo.

**MEMBERS ABSENT:** Mr. Ovens.

Adequate notice of this meeting was provided in compliance with the Open Public Meeting Act by notifying the Cape May County Herald on January 15, 2025, and by posting a copy of said notice on the Lobby Bulletin Board, of the Borough Hall and on the Borough Website.

An audio recording of this Open Public Meeting is filed with the Secretary of the Board.

Chairperson Fisher led the Board to the Pledge of Allegiance.

**APPROVAL OF THE MINUTES** for September 10, 2025, as prepared by the Secretary was:

**OFFERED BY:** Mr. Harry Ciabattoni      **SECONDED BY:** Mr. Petro

### ROLL CALL: 10 Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatoni, Mr. Louis Ciabatoni, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

## NEW BUSINESS:

The following application was introduced by Chairperson Fisher to be heard at this time:

**New Application:** Brian & Lisa Sullivan      **Application No. 2-8-25**  
Block 130 Lot 9  
1556 DeHirsch Avenue  
Major Site Plan/Pre. & Final/  
Conditional Use

Cory Gilman, Attorney for Applicant Brian Sullivan began by presenting information regarding the application. He stated that the property location was in the Light Industrial Manufacturing (LIM) Zone and gave background details regarding said application. He also stated that the Applicant applied for zoning and construction permits beginning around 2017, in stages, so, that it took a while for the Applicant to construct the buildings which are now on his property. He stated that the Applicant was seeking Preliminary and Final Major Site Plan Approval upon changing the use to an auto dealership. He also stated that he felt that the Applicant could comply with the Board Professional's comments which would allow him to retain the previously constructed buildings, with the operating facilities, and eliminate certain variances that were initially requested. Mr. Gilman introduced two (2) people to provide testimony, Applicant Brian Sullivan who resides at 1361 South Ocean Blvd. in Pompano Beach, Florida, and Engineer David Scheidegg of Schaeffer, Nassar, & Scheidegg Consulting Engineers LLC whose firm is located at 1245 Cantillon Blvd., in Mayslanding NJ 08330. Both were sworn in by Solicitor Batastini.

Mr. Gilman proceeded to question Mr. Sullivan. Mr. Sullivan gave a brief history of how he started his business, and of the prior use of the properties he acquired. Mr. Gilman asked him what the property in the application was being used for at this time. Mr. Sullivan addressed his question. Mr. Sullivan stated he had approximately twenty-one (21) employees and stated the operating hours of his business. Mr. Gilman questioned him regarding the house located on the property. Mr. Sullivan stated it was being used as an office and gave details of what was in the house. Mr. Sullivan stated that no modifications would occur regarding the house. Mr. Gilman had no further questions. He thanked Mr. Sullivan for his testimony.

At the request of Solicitor Batastini, Mr. Gilman continued the hearing by asking Engineer David Scheidegg regarding his credentials. Mr. Scheidegg gave a brief history of his education and experience. Mr. Gilman requested that Mr. Scheidegg be accepted as an expert. The Board accepted Mr. Scheidegg as an expert. Engineer Scheidegg had with him a board with information that he would present regarding the application that was entered in as Exhibit A-1. Mr. Gilman requested that Engineer Scheidegg describe the plan using the exhibit that he had with him. Engineer Scheidegg agreed. He described the property as located in the Light Industrial Manufacturing (LIM) Zone and stated that initially there were two properties but, they were converted into one property of fifteen (15) acres.

He continued the hearing by describing all the buildings on the property, and what they were currently being used for. He stated that the history of the property and the storm requirements were reviewed and were found satisfactory. He then proceeded to describe the parking situation on the property, including what type of asphalt was being used. He read from Ordinance 26-25.24 regarding the asphalt. He commented on the proposed curbing and the basins as well. Attorney Gilman asked Mr. Scheidegg if he felt that the proposed parking and curbing would comply. Mr. Scheidegg affirmed that the plan would comply with the Ordinance regarding same. Mr. Scheidegg showed all the stormwater areas on the plan. The fuel storage area was also discussed.

Attorney Gilman asked questions regarding details such as the septic, trash pick-up, and proposed lighting on the property. Mr. Gilman also asked about the loading area on the property. Mr. Scheidegg answered his questions. Mr. Scheidegg was asked if there was any other area that he wished to discuss. Mr. Scheidegg commented on the fence area at the rear of the property. Mr. Gilman had no more questions to ask Mr. Scheidegg. Councilman Bennett questioned regarding previous violations regarding the property. Mr. Scheidegg explained how the violations were addressed. Mr. Harry Ciabatoni also commented on said violations. Mr. Gilman stated that the violations were signed off satisfactory around January 2025.

Mr. Harry Ciabatoni continued the hearing by commenting on the County Planning Board review letter dated September 19, 2025. Mr. Scheidegg addressed his comments. Councilwoman Prettyman also commented on the review letter. Mr. Scheidegg also addressed her comments. Mr. Gilman reminded the Board not to forget that their approval would be conditioned upon the County approval. The asphalt was again commented on by Ms. Becica and Councilwoman Prettyman. Mr. Scheidegg addressed their comments. Mr. Scheidegg stated that the Applicant would also meet the County's Board of Health approval regarding the septic system.

Solicitor Batastini asked if there would be sales done on the property. Mr. Sullivan answered his question. He also explained where the vehicles came from. Councilman Prettyman questioned how long that process had been going on. Mr. Sullivan stated it had been going on for approximately two years. He explained the process for selling the vehicles. A few more questions were asked which Mr. Sullivan addressed.

At this time, Board Professional Conley Jr. read from his report. He stated that since this business was on a County Road, it could be considered a Permitted Use. He stated what needed to be in place for the application to be approved. He read several points in his report. He also described what he saw on the proposed plan. He asked Mr. Scheidegg if the business was going to be ADA Compliant.

Mr. Scheidegg stated that he would review that aspect regarding the application. Mr. Conley stated that it would be a necessary requirement for handicapped employees.

Mr. Conley continued the hearing by reading certain sections of 26-25 and commenting on what is expected to be on the plan. He stated that it was already heard regarding truck loading spaces. He continued reading. Upon conclusion of his reading, Mr. Gilman stated that it could be discussed how these conditions could be met. Regarding the requirement for a fire hydrant, Mr. Scheidegg commented that he did not know where the water mains were located so he did not know where a fire hydrant could be placed. Mr. Conley addressed his comment. Mr. Conley Jr. let the Board know of his credentials as a volunteer fire fighter in another municipality. Mr. Scheidegg recommended that the requirement to have a fire hydrant should be sought out by the Applicant, Mr. Sullivan. Mr. Conley stated that perhaps Engineer Bruce Graham would possibly help in this area. Solicitor Batastini commented that the Board had no authority in this area.

Mr. Scheidegg stated that he would draw up revised plans reflecting all the points that were discussed. Mr. Gilman stated he had nothing further to say regarding this discussion. Mr. Conley Jr. mentioned changes that have occurred with storm water management reviews. He stated that a review must now be done for any application that comes before the Board. He proceeded to read the recommendations given by Engineer Graham who did the storm water management review for this application. Mr. Conley Jr. read all the points provided by Mr. Graham. Mr. Batastini asked Mr. Conley Jr. if in his opinion the Board could at this time provide Preliminary Site Plan approval upon what was heard regarding the application. Mr. Conley Jr. addressed his statement. Solicitor Batastini then asked him if the Board could provide Final Site Plan approval. Mr. Conley Jr. stated that it could not and explained why the Board could not at this time accurately vote on a Final Site Plan approval.

Solicitor Batastini agreed that revised plans would have to be submitted, and that there was not enough information to do a Final Site Plan approval, which meant that the Applicant had to come back before the Board. He explained what could be done to possibly speed up the process.

At this time, the hearing was opened to the public. Mr. Paul Gentilini, who owns the car dealership across the street from Mr. Sullivan at 555 Penn Blvd., came up to state his concerns before the Board. He wanted to know the remedy for stopping the Applicant's business from operating since he did not yet have the proper approvals. He also felt that he was not properly notified regarding the hearing of this application. He explained why he felt he was not properly notified. The Secretary mentioned that she was not in the office the day he went to see the application but that the application was in the front office for the public to review. After he concluded with his statement, the hearing was paused and the regular part of the meeting continued while a conclusion was determined on the application.

## **UNFINISHED BUSINESS AND STATUS REPORTS:**

### **Climate Vulnerability Assessment      Status Update**

Board Professional Lewis H. Conley Jr. quickly reported that a survey would be made available at the upcoming Woodbine car show and that the survey could also be found on the Borough website.

### **New Resolution: Woodbine Fee Ordinance/ Proposed Changes**

### **Resolution No. 6-10-2025**

Solicitor Batastini gave a brief update on the above listed resolution. Afterwards, a motion was made and seconded to approved said resolution.

**MOTION TO APPROVED RESOLUTION NO. 6-10-2025 MEMORIALIZING A DECISION MADE BY THE WOODBINE CONSOLIDATED LAND USE BOARD AT THE MEETING OF SEPTEMBER 10, 2025; AUTHORIZING SOLICITOR BATASTINI TO DRAFT A LETTER DATED SEPTEMBER 13, 2025, WHICH HE SUBMITTED WITH THE PROPOSED ORDINANCE FEE INCREASES RECOMMENDED BY BOARD PROFESSIONAL LEWIS H. CONLEY JR. TO THE MAYOR AND COUNCIL was:**

OFFERED BY: Ms. Becica

SECONDED BY: Mr. Phillip

ROLL CALL: 10 Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatoni, Mr. Louis Ciabatoni, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

**Status Reports      Update**

Mr. Conley Jr. stated that nothing much had changed in his status report.

**Recommendations from the Engineer:** Nothing further to report.

**Recommendations from the Solicitor:** Solicitor Batastini recommended that Board Professional Conley Jr. and the Secretary have done a great job. The Secretary thanked Mr. Batastini for his kind words.

The Secretary commented on the emails she sent to the Board. Chairperson Fisher reported on the upcoming car show.

There was no audience participation, except those that were part of the hearing of the application.

**NEW BUSINESS:** (Con't)

At this time, Attorney Gilman requested to table any decision regarding the application to the November 12, 2025, meeting. Solicitor Batastini stated on record that no further notification was needed.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:33 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Councilwoman Prettyman

SECONDED BY: Mr. Petro

ROLL CALL: All Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatoni, Mr. Louis Ciabatoni, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

Respectfully submitted by:

*Monserrate Gallardo*

Monserrate Gallardo  
Board Secretary